



Montville Planning & Zoning Commission
REGULAR MEETING
September 22, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382



AMENDED AGENDA

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call and seating of Alternates.**
4. **Additions or Changes to the Agenda.**
5. **Minutes:**
 - a. Approval of the August 25, 2026 Regular Meeting Minutes
6. **Public Hearing: NONE.**
7. **Old Business:**
 - a. **26 SITE 6 – 2020 Route 32 (099-045-00A) – Recycling Station to be Installed within Existing Parking Lot Limits** – Applicant: Count & Crush LLC, DBA CLYNK, Owner: Montville Station LLC (*Submitted 6/12/26, Dated of Receipt 6/23/26, DRD 8/27/26, 65 Day Extension Granted to 10/31/26*)
 - b. **26 SITE 9 – 695 Route 32 (079-013-000) Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)** – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC (*Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26, Extension Granted to 10/27/26*)
 - c. **26 POCD 1 - 2026 POCD Update** Proposed Amendments to the 2022 Montville Plan of Conservation and Development. Applicant: Town of Montville Planning and Zoning Commission. (*Submitted 7/28/26, Date of Receipt 7/28/26, PH Set for 10/27/26, DRD N/A*)
 - d. **26 SUB 1 – 211 Chapel Hill Road (028-008-000) – 2 Lot Subdivision** – Applicant: Andrew Myers, Owner: Andrew and Margo Myers (*Submitted 8/7/26, Dated of Receipt 8/25/26, DRD 10/29/26*)
 - e. **C.G.S. § 8-24 Review for the Future Sale of 192 Maple Avenue** (*Decision Required within 35 Days of Receipt by PZC*)
 - f. **26 ZC 4 – Text Amendments to Section 2.14 Farm and Farm Building, Section 2.8 Accessory Dwelling Unit (In-Law Apartment) and Section 4B.16; and to add Affordable Accessory Dwelling Unit to Section 2.8 and Section 4B.6A Accessory Dwelling Units (ADU).** (*Submitted 8/21/26, Date of Receipt 8/25/26, PH set for 9/22/26, DRD N/A*)
WITHDRAWN 9/1/26
8. **New Business:**
 - a. **C.G.S. § 8-24 Review for a Lease Agreement and Relocation of PTA Lane** (*Decision Required within 35 Days of Receipt by PZC*)

9. **Zoning Matters: ZEO Report**
10. **Updates and Status of Development of Town Comprehensive Plan (Housing Plan/POCD/Zoning Regulations/Subdivision Regulations/Design Guidelines)**
 - a. Schedule Review
 - b. Recap – POCD / Housing Advisory Committee Meeting 9/9/26
 - c. POCD Public Kickoff Session 9/29/26 Community Center at 6PM
11. **Discuss Possible Text Amendments per Packet**
12. **Update & Discuss CMDA Development District**
13. **Land Use Director Report:**
 - a. Design Guidelines – Review Types/Approaches
14. **Correspondence:**
 - a. **Town of Ledyard CGS Referral** dated September 10, 2026, received via email September 10, 2026, and received via certified mail September 14, 2026 regarding PZ#26-9SITE/MOD & PZ#26-10CAM - 1761 Route 12 (Map ID: 61-2120-1761), Gales Ferry, CT – Agent, Attorney Harry Heller; Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC, for second Site Plan & Coastal Site Plan Modification approval for the relocation of a 6,000 sf building previously approved under Application PZ#23-4SUP & PZ23-5CAM and previously modified under PZ#24-5SITE & PZ#24-6CAMMOD for use as office space and marine maintenance facility.
 - b. **CT Siting Council** – Notice of Exempt Modification – Facility Modification 911 Route 32, Montville, Connecticut, pursuant to Connecticut State Agencies Section §16-50j-73.
 - c. **Town of Ledyard CGS Referral** dated September 14, 2026 received via email September 14, 2026, and received via certified mail September 17, 2026 regarding PZ#26-7SITE & PZ#26-8CAM – 55 Chapman Lane (Map ID: 75-440-55), Gales Ferry, CT – Applicant / Owner, Clark Cover Real Estate LLC for installation of (2) 1,263 sf ground mounted solar panels.
 - d. **CT Siting Council** – EM-VER-086-260914 – Cellco Partnership d/b/a Verizon Wireless notice of intent to modify an existing telecommunications facility located at 911 Route 32, Montville, Connecticut, pursuant to Connecticut State Agencies Section §16-50j-72 and §16-50j-73.
15. **Executive Session: NONE**
16. **Adjournment.**

No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.